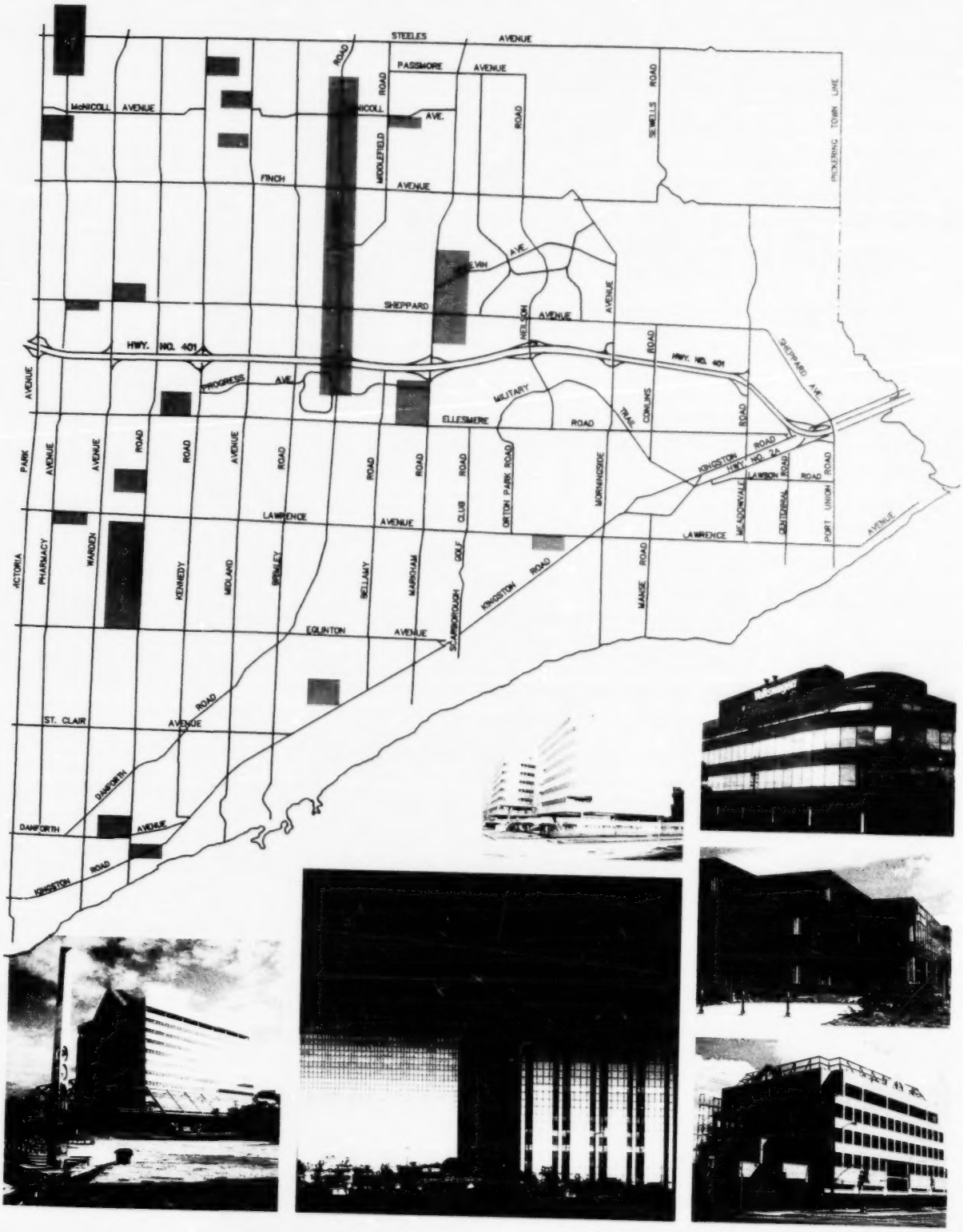
Scarborough Offices



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CITY OF SCARBOROUGH

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Joyce Trimmer
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Scarborough Offices

Scarborough Offices

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September 1987

Scarborough Offices

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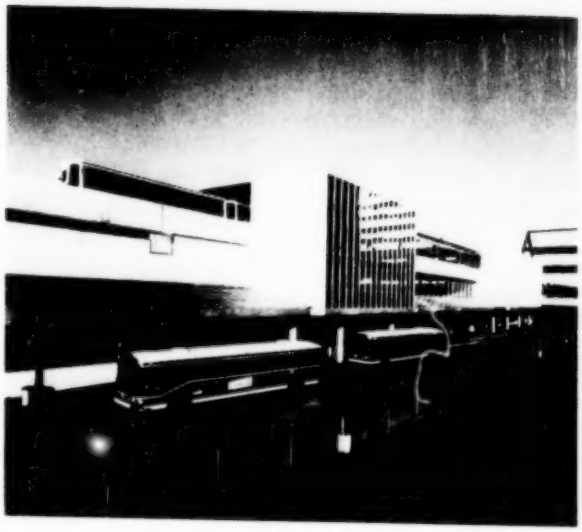
Scarborough Offices

Scarborough Offices

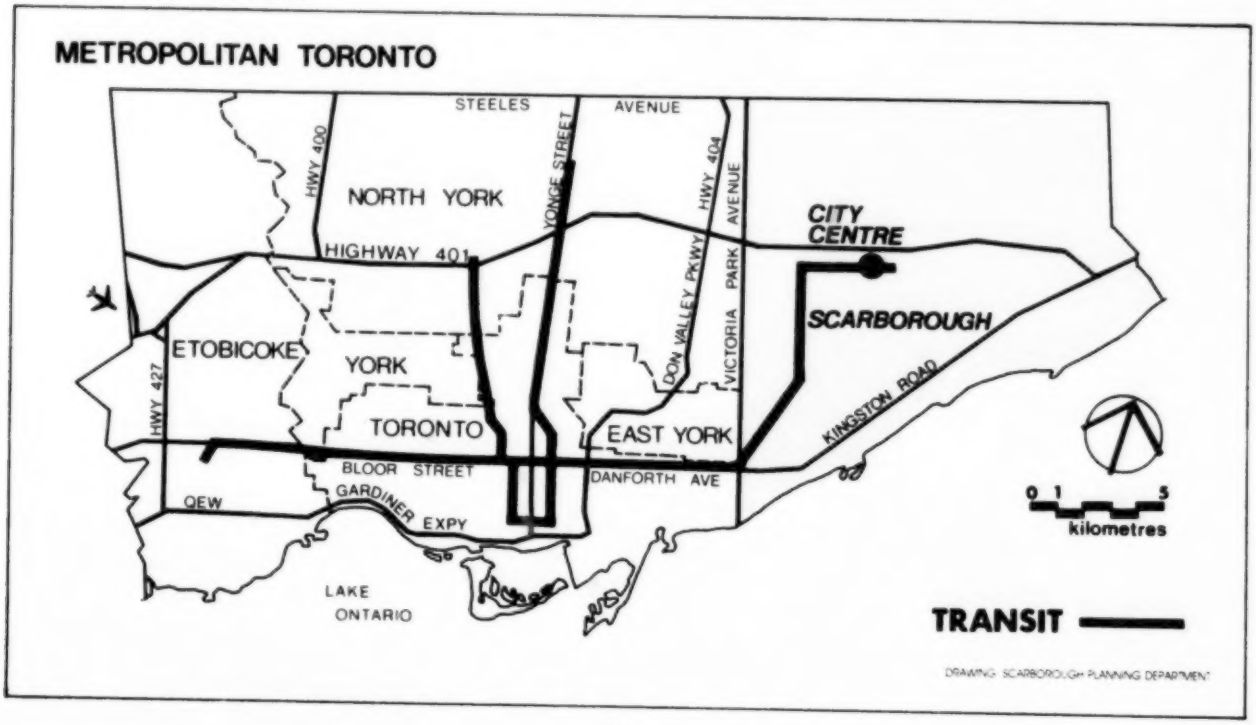
1.0 INTRODUCTION

This study of the office sector in the City of Scarborough aims at giving the interested person an in-depth analysis of office space availability and other related factors in the City of Scarborough. The rapid gowth of office space in Scarborough has put the City firmly on the map of office space locations within Metropolitan Toronto (Metro).

Scarborough has the major concentration of office space in the norht-east part of Metro. Scarborough office locations are very well situated to serve growth in Scarborough itself as well as the developing areas to the north and east. Also, City office locations provide an excellent alternative to the existing office nodes in Metropolitan Toronto. Many of Scarborough offices are located close to Highway 401 and locations in the City Centre can, in addition, boast of the new Rapid Transit System (R.T.) which connects Scarborough to the Metro Toronto subway system. The City still has substantial amounts of lands available for additional office developments in attractive locations.



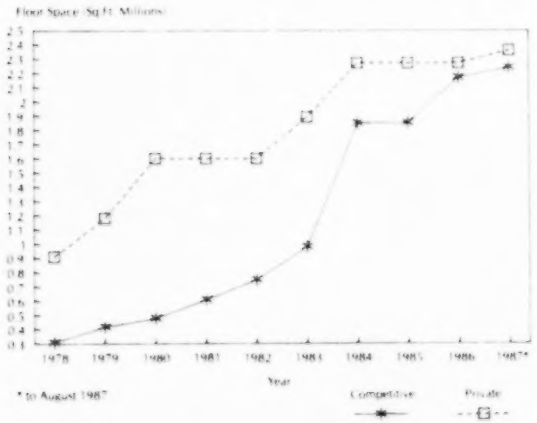
Scarborough Centre RT Station

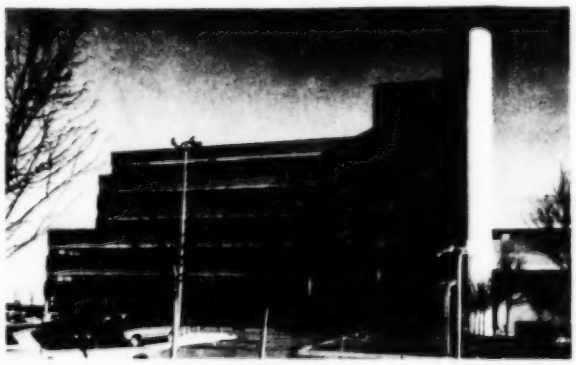


2.0 SCARBOROUGH OFFICES - PAST TRENDS

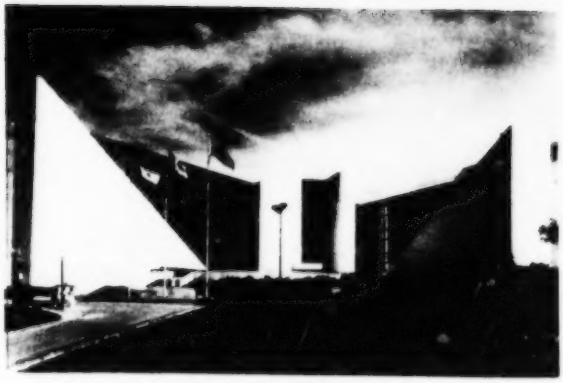
The last 12 years have seen significant office development in the City of Scarborough. Prior to 1975 there were about 1 million sq. ft. (976,630) of office space in Scarborough of which 85.7% were private buildings for the exclusive use of the company located there. The Civic Centre, built in 1973, used to be the only major office building in the City. Competitive office space was made available in small office buildings as early as 1965. However, major competitive office develpment did not start until 1979. Total competitive office space until 1978 was 312,800 sq. ft. Since then competitive office space in the City has increased to 2,284,570 sq. ft.

SCARBOROUGH OFFICES
Competitive vs. Private





Bell Canada



Scarborough Civic Centre

The City has had three peaks in office growth:

(a) 1979-1980 Development

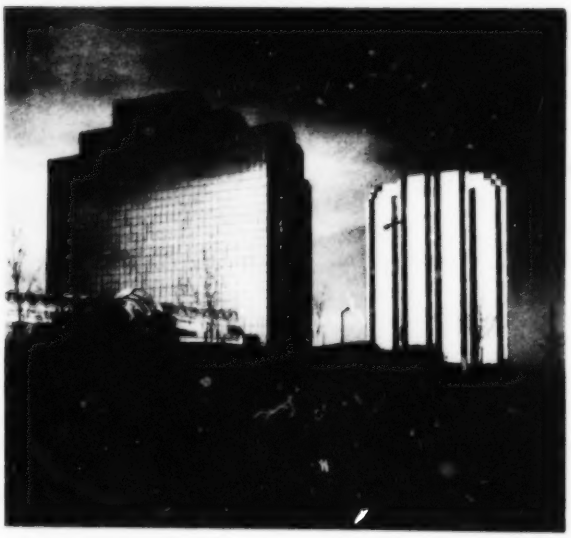
The first occured during 1979-1980 in which period 861,600 sq. ft. of office space were added. The buildings accounting for this addition are:

Address	Area	
2130 Lawrence	57,600	Regency Centre
1200 Markham	113,600	Competitive
4100 Gordon Baker	424,100	Bank of Montreal
3390 Midland	14,000	Branch & Neville
100 Borough	252,300	Bell Canada
	Total 861,600 sq.ft.	

(b) 1983-1984 Development

The second peak in the provision of office space occured during the 1983-1984 period. 1,742,300 sq. ft. of office space were added. The buildings in the following table accounted for this growth.

Address	Area	
200 Town Centre Court	385,900	Government of Canada
2201 Eglinton	259,300	Bank of Nova scotia
3251 Sheppard	25,600	Christian Assoc. Miss.
100 Consilium Place	340,300	Competitive
200 Consilium Place	340,300	Competitive
55 Town Centre Court	228,000	Competitive
4002 Sheppard	93,500	Competitive
2425 Eglinton	41,500	Competitive
5620-30 Finch	27,900	Competitive
Total	1,742,300 sq.ft.	



The Twin Office Towers at Consilium

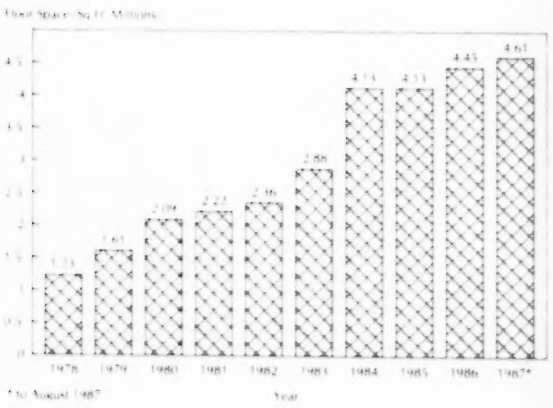
(c) 1986-August 1987 Development

The third peak started in 1986 and has continued into 1987. The office buildings accounting for this growth are:

Address	Area	
305 Milner	276,370	Competitive
1041 McNicoll	43,000	Competitive
3410 Sheppard	21,000	Competitive
4002 Sheppard	55,200	Competitive
2200 Eglinton	86,500	Competitive
Total	482,070 sq.ft.	

Every year since 1975, with the exception of 1985 when the amount of office space remained constant, Scarborough has experienced an increase in office space. Scarborough office space has grown from 976,630 sq. ft. in 1975 to just over 4.6 million sq. ft. in August 1987. That is a 372 percent increase in total office space.

SCARBOROUGH OFFICE SPACE



3.0 SCARBOROUGH OFFICES - THE PRESENT

Currently Scarborough has over 4.6 million sq. ft. of office space, out of which 2.28 million sq.ft. is competitive. The main concentrations of office building in the City are:

(a) The City Centre
(b) Markham and Milner
(c) Markham and Ellesmere
(d) Eglinton Avenue East

An Aerial View of the City Centre

Scarborough Offices

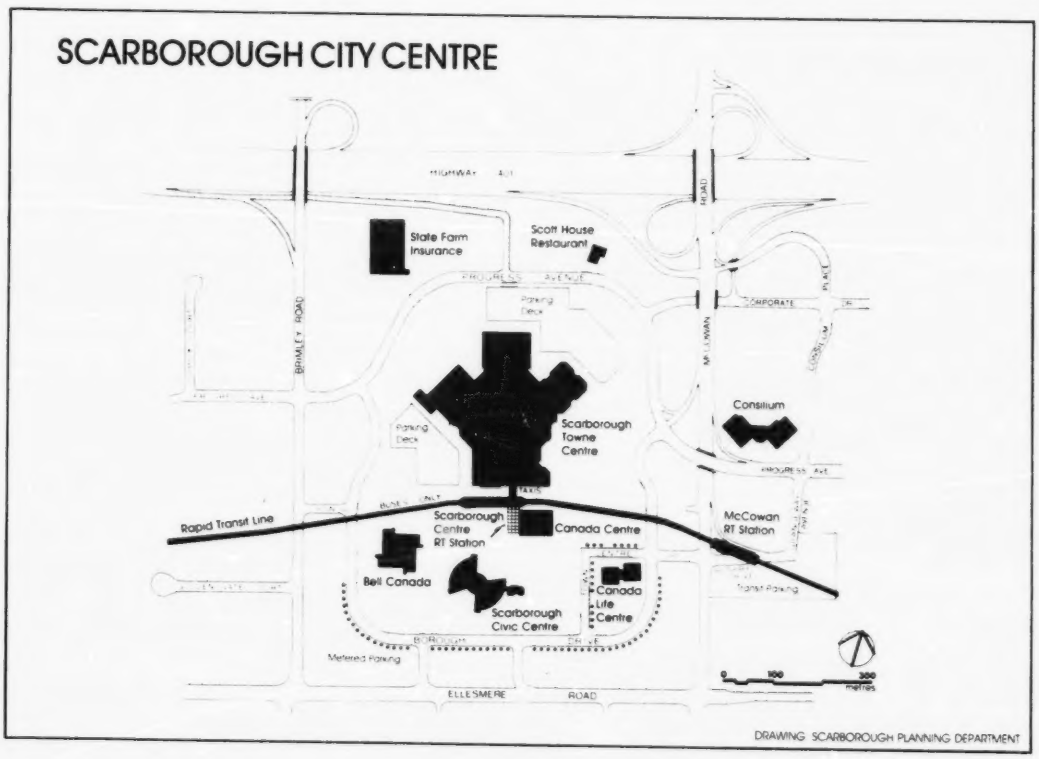
(a) The City Centre

The city centre is comprised of seven buildings.

Address	Area		
1. Scarboroguh Civic Centre	299,300	(1973)	Private
2. Government of Canada Bldg.	385,900	(1984)	Private
3. Bell Canada Building	252,300	(1979)	Private
4. State Farm Insurance	74,000	(1964)	Private
5. Canada Life Building	228,000	(1983)	Competitive
6. Consilium I	340,300	(1984)	Competitive
7. Consilium II	340,300	(1984)	Competitive
Total	1,920,100 sq.ft.		

Out of the total 1,920,100 sq.ft., a little less than half (47%) is competitive office space. All of it is brand new and incorporates modern design facitities.

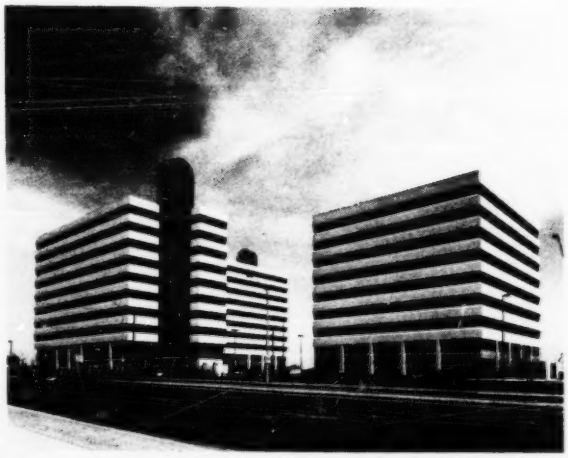
Canada Life Centre



(b) Markham and Milner

This intersection features three office buildings, each offering competitive office space. Located just north of Highway 401, this location provides easy access by car to points within Metropolitan Toronto and beyond.

1. 10 Milner Business Ct.	117,100	(1981)
2. 1530 Markham	140,800	(1982)
3. 305 Milner	276,370	(1986)
Total	534,270 sq.ft.	



East Metro Corporate Centre at Markham and Milner

(c) Markham and Ellesmere

This was the first major concentration of competitive office space in the City. It features three buildings.

1. 2100 Ellesmere	69,400	(1975)
2. 1200 Markham	113,600	(1979)
3. 1990 Ellesmere	60,000	(1968)
Total	243,000 sq.ft.	

A New Addition at 2200 Eglinton Ave.E.

(d) Eglinton Avenue East (1940-2472)

The office development along Eglinton Avenue East is mainly comprised of private office space.

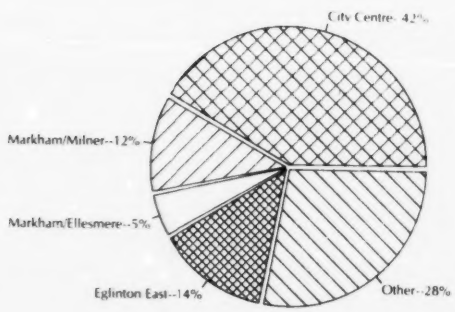
1. 1940 Eglinton	75,000	(1978)	Competitive
2. 2001 Eglinton	66,000	(1956)	Govt. of Ontario
3. 2200 Eglinton	66,000	(1967)	Warner-Lambert
4. 2201 Eglinton	259,300	(1983)	Bank of Nova Scotia
5. 2425 Eglinton	41,500	(1984)	Competitive
6. 2472 Eglinton	29,000		Scarborough Bd. of Education
7. 2200 Eglinton	86,500	(1987)	Warner-Lambert
Total	623,300 sq. ft.		

(e) Other office buildings situated throughout the City:

Private		
1. 4100 Gordon Baker	424,100 (1980)	Bank of Montreal
2. 2301 Midland	107,600 (1973)	Govt. of Canada
3. 3251 Sheppard	25,600 (1983)	Christian Assoc.
4. 3390 Midland	14,000 (1979)	Brauch & Neville
5. Channel Nine Court	92,970 (1960)	CFTO-TV Studios
6. 1291 Bellamy	65,000 (1972)	Toyota Canada
7. 740 Ellesmere	81,500 (1976)	Honeywell
Total	810,830 sq.ft.	

Competitive		
1. 4002 Sheppard (Ph.!)	93,500 (1984)	
2. 1750 Kingston	37,000 (1952)	
3. 5620-30 Finch	50,900 (1986)	
4. 1751 McCowan	28,700 (1977)	
5. 1911 Kennedy	39,700 (1973)	
6. 1919 Lawrence	15,600 (1981)	
7. 2130 Lawrence	57,600 (1980)	
8. 15 Rolark	40,000 (1965)	
9. 1041 McNicoll	43,000 (1986)	
10. 3410 Sheppard	21,000 (1987)	
11. 4002 Sheppard (Ph.2)	55,200 (1987)	
Total	482,200 sq.ft.	

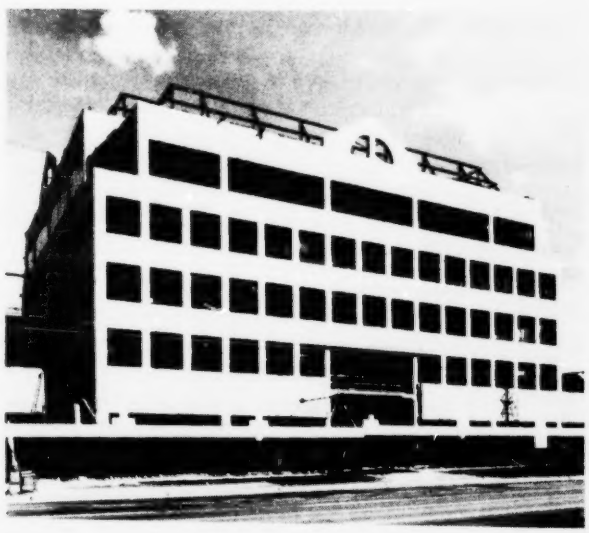
SCARBOROUGH OFFICE DISTRIBUTION
MAJOR CONCENTRATIONS



4.0 SCARBOROUGH OFFICES UNDER CONSTRUCTION

The following office buildings are currently under construction. They are scheduled to be completed by the end of 1987 or the early part of 1988. Upon completion, these buildings will increase Scarborough office space by 572,860 sq.ft.

1.	740 Progress	250,000	Toronto Dominion Bank
2.	3650 Danforth	32,000	Eli-Lilly
3.	3660 Midland	57,000	Cliffside Utility
4.	3090 Kingston	42,000	Competitive
5.	3301 McNicoll	17,680	Competitive
6.	4117 Lawrence	15,800	Competitive
7.	3497 Kennedy	19,000	Competitive
8.	1041 McNicoll (Ph.2)	87,000	Competitive
9.	4544 Sheppard	17,380	Competitive
10.	1930 Ellesmere	35,000	Competitive
Total		572,860 sq.ft.	



1041 McNicoll (Phase 2)

5.0 SCARBOROUGH OFFICE ADVANTAGES

The following are some of the main factors that make Scarborough a favourable and competitive location for office development.

(a) Choice

A wide range of office types and sizes in the most modern office facilities are available. Virtually all of the City's major office buildings were constructed during the last decade and the majority were built in the mid 1980's. At the end of 1986, there were 4.4 million square feet of office space in office-only buildings in the city and proposed office development at the City Centre is expected to add approximately 2 million sq.ft. of office space in Scarborough.

(b) Accessibility

Scarborough's largest office centres are located in close proximity to major highways that are able to accomodate large volumes of traffice at peak travel times. Highway 401, which divides Scarborough from east to west, provides direct access to the Pearson International Airport and to downtown Toronto via the Don Valley Parkway.

(c) Parking

Great care has been taken to ensure that tenants have adequate parking facilities at office locations. Available space requirements are generally 3 spaces per 1000 sq.ft. at major office development sites in Scarborough.

(d) Public Transit

Scarborough's office complexes are also served by public transit. The City Centre, the largest office centre, is served by two stations along the R.T. which connects with the Metro Toronto Subway system. GO Transit and TTC buses also serve office developments. Unlike public transit in the downtown and midtown core, transit to and throughout Scarborough is not overcorwded.

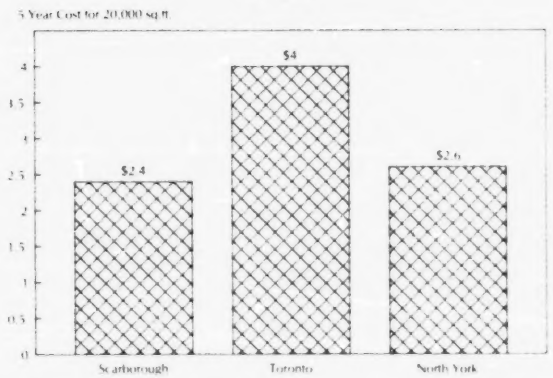
(e) Costs

The cost advantage of Scarborough office space is apparent from the following examples. We have compared the cost of leasing 20,000 sq.ft. of office space for five years including rents, taxes and operating costs.

PRIME SPACE	COST (5 YEARS)
Scarborough	$2.40 million
North York	$2.60 million
City of Toronto	$4.00 million

SCARBOROUGH OFFICE SPACE COST ADVANTAGE

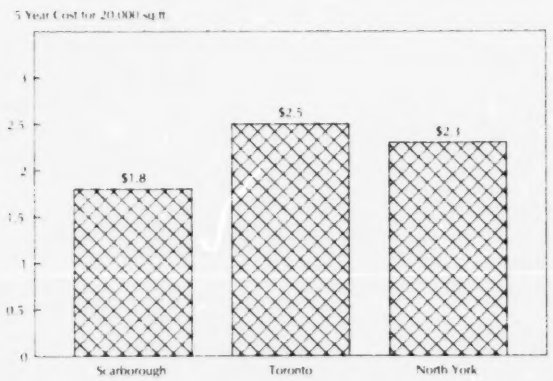
AN EXAMPLE OF PRIME SPACE - 1986
($ Millions)



REGULAR SPACE	COST (5 YEARS)
Scarborough	$1.80 million
North York	$2.30 million
City of Toronto	$2.50 million

SCARBOROUGH OFFICE SPACE COST ADVANTAGE

AN EXAMPLE OF REGULAR SPACE - 1986
($ Millions)



(f) Other Amenities

Scarborough has an excellent quality of life. Its mixture of educational institutions, including the University of Toronto's Scarborough Campus and the Centennial College of Applied Arts & Technology, 2000 acres of parks, recreation programs, hospitals, shopping centres and libraries all combine to create an exciting environment in which to work and live.

For the firm that does not have to be in Downtown Toronto, Scarborough offers a modern and economic alternative for your office location. Tremendous time savings can be acheived by locating in Scarborough. For example, individuals who travel from the north-east section of the Greater Metropolitan Toronto area to downtown Toronto or even North York may add an additional hour of daily travel time, to and from work, during peak travel periods. Based on the Canadian Automobile Association's estimates, the extra distance travelled costs an estimated $600.00 per year to work downtown and $300.00 to work in North York.

Time is also saved when travelling to meetings and convention facilities which in Scarborough are conveniently located close to all major office complexes. Furthermore, the cost of parking is also less expensive than in other parts of Toronto.

Townhouse Like Offices at 1041 McNicoll (Phase 1)

6.0 SCARBOROUGH OFFICES IN PERSPECTIVE

Within the Metropolitan Toronto area there are five major office concentrations. A comparative analysis will reveal the merits of locating in Scarborough.

(a) Downtown

The first and the largest is Downtown Toronto with nearly 43 million sq.ft. of office space at the end of 1986. This area has traditionally been the focal point for office development. However, recent years have seen several problems arising from additional office development in the City of Toronto core.

Metro population has been shifting east, west and north from Downtown. This in turn has created increased traffic flow to and from the City of Toronto core. Parking is scarce and very expensive, ranging from $100.00 to $180.00 per unreserved stall per month.

Roadways through the area are incapable of handling the traffic volume even at some off-peak times. Public transit is overcrowded. In additon to the congestion problem, lease rates are high. Some start at $25 per sq.ft. net but those in the core range from $40-45 per sq.ft. net. These conditions have encouraged office development elsewhere in the Metro area. Consequently, the share of downtown financial core offices as a total of offices in Metro declined from 63% in 1953 to 26% in 1986.

(b) Midtown

The second office concentration is a historical extension of the downtown core, stretching north along Yonge Street. Major concentrations of offices are located at Yonge and Bloor, at Yonge and St. Clair, and at Yonge and Eglinton. This area, referred to as Midtown and Uptown Toronto, developed rapidly during the 1960's after opening of the Yonge Street subway line in 1954. It now contains over 16 million square feet of office space, up over 2 million square feet since 1982. The area has benefitted from these new additions, which have created a renewed demand and a positive absorption rate after a decline in 1982.

However, this area is also plagued with many of the problems of downtown locations. Traffic congestion, crowded public transit and high lease rates are indicative of Midtown. During 1986 several tenants moved to other districts in the Yonge Eglinton area. The overall midtown vacancy rate is 8% and this rate will drop significantly because very little new supply is coming on stream in 1987.

(c) Don Mills/Eglinton

The third concentration is in the Don Mills/Eglinton area. This area saw significant growth through the early 1970's which slowed down in the 1980's. This intersection has been plagued with problems of traffic congestion and lack of convenient public transit. Total office space amounts to 4.16 million sq.ft. with a vacancy rate of 5.8%. With new development these problems can become even more pronounced.

(d) North-Yonge

The fourth office concentration is the North-Yonge corridor. This area has experienced a rise in popularity due to its proximity to Highway 401 and being serviced by the Yonge subway line. Current office space totals 3.8 million sq.ft., with a Metro high vacancy rate of 14.4%. With the additonal development proposed for this area, traffic congestion problems may increase dramatically. The increasing demand for this area is indicative of the desire and willingness of firms to move from downtown to suburban locations.

(e) Consumers Road

The fifth concentration of office building is the Consumers Road office district in north-east Toronto which has 2.9 million sq.ft. of office space. The vacancy rate is 7.3%.

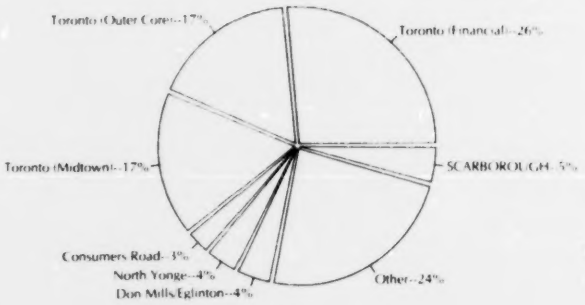
(f) Other

In addition to the above concentrations of office space, numerous office buildings can be found scattered throughout the Metro area.
West of Metro, office development has taken place in the City of Mississauga, which now has 6.6 million sq.ft. of office space spread over five nodes. Vacancy rates range from 5.1% to 13% in the airport region.

1986 Office Distribution for Toronto CMA

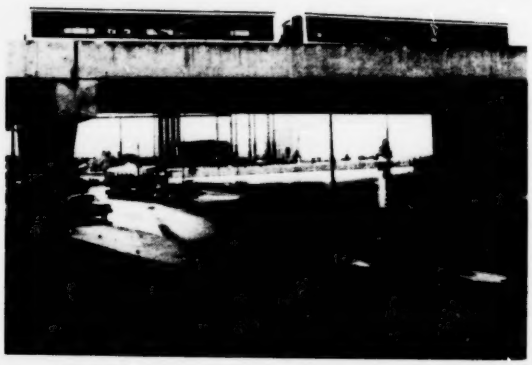
	sq.ft.
Toronto Downtown	
- Financial	25,944,000
- Outer Core	16,952,000
Toronto Midtown	16,825,000
Don Mills/Eglinton	4,158,000
North Yonge	3,875,000
Consumers Road	2,985,000
SCARBOROUGH	4,451,000
Other	23,102,000
Total	98,292,000

OFFICE DISTRIBUTION FOR TORONTO CMA (1986)



As noted before, Scarborough has 4.6 million sq.ft. of office space with major office developments taking place at the City Centre and to a lesser extent at the Markham Road/Milner Avenue locations. Adjacent to Highway 401, a 12 lane freeway, these two locations benefit from free traffic flow at all times of the day. The R.T., which opened in March 1985, provides a transit connection between Scarborough and the Metro Subway system. The R.T. stations are located next to existing offices in the City Centre and the Consilium development. An extension of the R.T. line to serve the Markham/Milner Avenue locations is being proposed. Comprehensive plans exist to cope with future increases in traffic.

All major office complexes also have large parking facilities at low or no additional cost. The potential for office development in Scarborough is not expected to be limited by traffic and parking problems faced in the other areas. Moreover, the City Centre and the Markham/Milner locations have vacant land and, therefore, are relatively easy to develop.



7.0 SCARBOROUGH OFFICES - THE FUTURE

Metropolitan Toronto will continue to house a major portion of Canada's offices. At the same time, office development will intensify in suburban centres. The two suburban centres emerging as having the greatest potential are the City Centre and Markham/Milner area in Scarborough and the North-Yonge Corridor in North York. Contrary to North York Development, Scarborough is not expected to encounter traffic congestion problems and complex redevelopment.

(a) The City Centre

The potential for Scarborough's City Centre is vast. Several buildings are now being proposed. These are:

	m^2	sq.ft.
(1) Trizec Corporation Ltd.	44,100	475,000
(2) Eaton Realty Company	65,000	700,000
(3) Government of Canada Phase II	34,000	368,000
(4) Consilium, 3rd Tower	37,160	400,000
(5) South Consilium	9,300	100,000
Total	189,740	2,043,000

Currently proposed buildings upon completion, will increase the office space availability by 2 million sq.ft. Existing and proposed developments will benefit greatly from the two hotels proposed for the City Centre.

SCARBOROUGH TOWN INN
The hotel will have 384 rooms as well as restaurant and conference facilities

CONRAD INTERNATIONAL HOTEL
The hotel is planned for the Consilium site. It will have 500 rooms and conference and restaurant facilities.

SCARBOROUGH CITY CENTRE: EXISTING & PROPOSED DEVELOPMENT

SHOPPING CENTRE

300 Borough Drive

This two level shopping mall is open Monday to Friday from 9:30 a.m. to 9:30 p.m., Saturday from 9:30 a.m. to 6:00 p.m. Over 200 stores and services are offered. For information call 296-5490.

BELL CANADA

100 Borough Drive

Bell was one of the first major corporations to establish a regional office in the City Centre. This six-storey building was designed to blend with and enhance the Civic Centre.

GALLERIA

This blue frame structure creates a unique landmark in the City Centre. Glass panels will be added in a later phase to provide weather protection between the RT station and adjacent development.

TRIZEC CORPORATION

A proposed office building will be linked to the Shopping Centre with a weather-protected walkway. Preliminary designs show a terraced building with a central atrium. For information call 593-6460.

THE CONSILIUM

100 & 200 Consilium Place

One of the twin reflective glass buildings is the head office for Prudential Insurance in Canada. The other building offers competitive office space; for information call 862-0611.

The Consilium site will include a 500 room Conrad International Hotel, offices and residential apartments.

RAPID TRANSIT (RT) LINE

Opened in March 1985, this provides a transit link between the Bloor-Danforth subway system and the City Centre. For general enquiries call the Toronto Transit Commission (TTC) at 484-4544.

CANADA CENTRE

200 Town Centre Court

First in a three-phase development project, this Government of Canada building provides services for Scarborough and Central Ontario. Call 296-0297.

T. EATON CO. LTD.

Two 27-storey residential condominium apartment buildings are proposed for this site. Each building will have 320 units.

CANADA LIFE CENTRE

55 Town Centre Court

This building provides office and retail space. For information call 597-1456 (ext. 6062).

GOVERNMENT OF CANADA/YMCA

The western half of this site is designated for future government and/or commercial office space.

The YMCA has submitted site plans to develop the eastern portion for a major recreational complex.

T. EATON CO. LTD.

Two 27-storey residential condominium apartment buildings are proposed for this site. Each building will have 350 units.

SCARBOROUGH TOWN INN

The conceptual design indicates a nine-storey building with conference and restaurant facilities.

SCARBOROUGH CIVIC CENTRE

This award winning structure is home to the City's Municipal, Education and Health offices. The Civic Centre is active seven days a week with public tours, art shows and special events. For information call 396-7111.

EATON REALTY COMPANY

Design proposals for this site are in the preliminary stages. Development of a number of office buildings with a tower of up to twenty storeys is projected. For information call 591-3846.

DRAWING: SCARBOROUGH PLANNING DEPARTMENT

In addition to the proposed development, significant amounts of vacant land exist in the City Centre. The Consilium project alone could add up to 1.3 million sq.ft. of office space to the existing and currently proposed development. The land between Highway 401 and Progress Avenue west of McCowan Road can be developed for office uses. Lands to the east side of the Consilium and lands west of Brimley Road are also potentially developable to office uses in the future. Several other sites combine to increase even more the potential for office development in the City Centre and surrounding areas.

(b) Surrounding Areas of City Centre

740 PROGRESS
Toronto Dominion Bank has begun construction of a 250,00 sq.ft. Computer Centre in March 1987. This building is located just east of the City Centre.

McCOWAN/MILNER
Scarborough Cable (CUC Limited) plans to construct a competitive office building on the east side of McCowan between Highway 401 and Milner. This building will have 500,000 sq.ft. of office space and will also house their head office and film production facilities. There will also be 500,000 sq.ft. of commercial space.

PROGRESS/McCOWAN
A.G. Simpson Ltd. has rezoned the land at Progress just east of McCowan to develop an 11 store office building of approximately 215,000 sq.ft. Site plan approval has yet to be obtained.

(c) Markham/Milner Area

This area has significant office potential. In addition to the existing two office buildings and a 158 room hotel (The Relax Inn), a 276,370 sq.ft. office building on the south-east corner of Markham and Milner (305 Mlilner) has just been completed. Significant amounts of vacant land are still available around the existing development. When the R.T. line is extended an additional surge of office development will likely occur.

Toronto-Dominion Bank Corporate Centre (under construction)

(d) Other Locations

Office development is occurring throughout Scarborough. Beside the major concentrations of office building, additional plans exist for the following locations at this time.

900 WARDEN
A 117,000 sq.ft. competitive office building is scheduled to be built in the near future. This is the second phase of the development on the north-east corner of Eglinton & Warden which is currently the location of the Volkswagon Building. The total site area is approximately 8.25 acres and is zoned for office uses. Plans to develop have been delayed.

3090 KINGSTON
A 42,000 sq.ft. competitive office building has been approved for this site. A building permit has been issued, and construction has started. Occupancy is scheduled for May 1, 1988.

1041 McNICOLL
Construction has begun on a five storey, 87,000 sq.ft. office building at the south-east corner of McNicoll and Victoria Park. The development complements the recently constructed 43,000 sq.ft. town office project on this site.

(e) Proposed Office Space by Development Applications

1470 MIDLAND
A combined office (42,000 sq.ft.), retail (156,000 sq.ft.), and apartment residential development is proposed for this site. The proposed zoning change is still being considered.

1645 WARDEN
There are plans to construct a nine storey, 135,000 sq.ft. office tower on the east side of Warden just south of Highway 401. Initially scheduled to proceed in 1985, the project has now been delayed indefinitely. No formal application to Council has been made for this development.

NEILSON/McLEVIN
A site plan control application to construct a three storey 42,500 sq.ft. office building at the south-east corner of Neilson and McLevin has been submitted and is still waiting for site plan approval.

FINCH/MARKHAM
A combined office, commercial and industrial development is proposed for lands at the south-west corner of Finch and Markham. Plans are to construct three office buildings ranging from 4 to 6 storeys in height. The proposed total office space is 370,000 sq.ft. The zoning change has not been approved.

FINCH/TAPSCOTT
A site plan application has been submitted for an office, industrial and commercial development at the south-west corner of Finch and Tapscott. There will be 54,000 sq.ft. of office space.

4548-4550 SHEPPARD
An application has been approved to change the zoning to allow a 4-storey office building on this one acre site. Details of the building are not yet available and an application for a building permit has not yet been made.

4544 SHEPPARD
A three storey, 17,380 sq.ft., office building with some ground floor retail is currently under construction on this site.

4820 SHEPPARD
A rezoning application has been made to allow a four storey office building with 58,000 sq.ft. of office space. There will be retail on the ground floor of the building. Rezoning has not yet been approved.

3660 MIDLAND
A five storey building with 57,000 sq.ft. of office space has received rezoning approval. This new office building will largely be occupied by the existing industrial users of the property, Cliffside Utility Construction. Site plan approval has also been obtained and construction has started.

3497 KENNEDY
Rezoning and site plan have been approved for 19,000 sq.ft. of office space on the south side of Steeles, east of Kennedy. Construction has begun.

MIDLAND/SILVERSTAR
This 1.9 acre site has been rezoned to allow the construction of two 2-storey buildings with second floor office space of 35,000 sq.ft. This project is awaiting site plan approval.

Scarborough Offices

3650 DANFORTH
Ely Lilly Canada Inc. has obtained site plan approval to construct a 32,000 sq.ft. office building. This development is an addition to their existing corporate head office. Construction has started.

KENNEDY/SUFFERANCE
Two 14-storey office buildings are proposed for this 6.5 acre site on the north side of the Renaissance Hotel. The first phase will have 242,000 sq.ft. of office space (17,300 sq.ft. g.f.a. per floor). Occupancy is scheduled for 1989. The second phase will have 207,000 sq.ft. of office space (14,800 sq.ft. g.f.a. per floor). These two buildings will be linked by an atrium. Four levels of parking will be provided.

KENNEDY/SHEPPARD
A proposed plan of subdivision has been submitted to construct 1112 apartment units, 85,000 sq.ft. of office space and 65,000 sq.ft. of retail space on lands behind Agincourt mall (west side of Kennedy, north of Sheppard).

FINCH/NEILSON
A zoning change has been approved to allow office and industrial uses. Plans are to erect a 132,000 sq.ft. building on this 6.2 acre site. A site plan has not been submitted for approval yet.

STEELES/MIDDLEFIELD
A rezoning application to develop a combined commercial and office development has been submitted for this 5.7 acre site at the south-east corner of Steeles and Middlefield. There will be 40,000 sq.ft. of office space and 80,000 sq.ft. of commercial space. This application has not yet received approval.

2828 MARKHAM
A rezoning application has been approved to add to an existing shopping plaza 85,000 sq.ft. of office space. A site plan has not been submitted for approval.

3301 McNICOLL
A 2-storey 17,680 sq.ft. office building is currently under construction.

MARKHAM/STEVENWOOD
A rezoning application has been submitted for an office/commercial and residential development at the south-east corner of Stevenwood and Markham. There will be 55,000 sq.ft. of office space, 16,000 sq.ft. commercial space and 108 apartment units.

4117 LAWRENCE
Rezoning and site plan have been approved for a 2 storey building with 15,800 sq.ft. of office space on the south side of Lawrence, east of Galloway. This project is under construction.

1250 MARKHAM
A rezoning application has been made to allow industrial, commercial and office uses. The development will involve two phases and approximately 242,000 sq.ft. of office space. The rezoning has not yet been approved.

1930 ELLESMERE
Rezoning and site plan approvals have been obtained for a three storey 35,000 sq.ft. office building with retail.

1744-1758 ELLESMERE
Rezoning and site plan approval have been received to construct a four storey office building with 42,000 sq.ft. of office space.

CONSILIUM SITE
The area north of the existing towers and south of the 401 on the east side of McCowan is the proposed site of two combined office/residential buildings. No details as to size or time frame for development has been made. Lands involved total 8.2 acres.

PROGRESS/BELLAMY
Toronto-Dominion Bank has submitted a rezoning application to construct a 16 storey, 350,000 sq.ft. office building for their own use. This building is located adjacent to their computer centre which is at present under construction.

8.0 CURRENT OFFICE PLANNING POLICIES

Currently the City of Scarborough's official plan has four locational categories that permit office development. Originally, the plan designated three categories:

(a) The City Centre

(b) Four intermediate centres
- (1) Kennedy Road and Eglinton Avenue East
- (2) Kennedy Road and Sheppard Avenue East
- (3) Neilson Road and Tapscott Road
- (4) Kingston Road and Lawrence Avenue East

(c) Local Office Centres, in commercially designated areas, limited to 1,000 employees per centre unless in locations of high transit accessibility.

An amendment was made to the plan recently which identifies a fourth category that permits office development. This new category includes areas found on the major road frontages of some of the City's industrial districts. These industrial districts are:

1. Progress
2. Neilson
3. Malvern
4. Ellesmere
5. Dorset Park
6. South Agincourt
7. Steeles
8. Rouge, sites with access to Sheppard Ave. only
9. Golden Mile, sites with access to Eglinton Ave. only
10. Marshalling Yard, sites with access to Sheppard Ave. only

Council has also more recently permitted office development on properties with access to major roads in the Milliken Industrial District subject to rezoning applications.

Rezoning is usually necessary before development can take place, and depends on transportation and servicing capacity, and compatibility with neighbouring uses.
The mandate of the Economic Development Department as a "one-stop shop" shows their commitment, to the City of Scarborough, to cut red tape for prospective businesses, developers, etc. through-out the application process. This mandate recognizes the value of prospects' time, effort and money, and by minimizing red tape all parties are rewarded.

4002 Sheppard Ave. (Phase 1 & 2)

Scarborough Offices

9.0 CONCLUSION

Office development in the City of Scarborough is in high gear. The current pace of development is expected to continue in both supply and demand. Moreover, the potential for office development in Scarborough is not expected to be limited by traffic and parking problems. The availability of vacant land at the City Centre and Markham/Milner is a major benefit for office development. The City Centre is developing rapidly and is emerging as a major focal point for the north-east part of the Toronto area. Several other minor office locations in Scarborough are available and dispersed office development is taking place throughout the City.

As one of the fastest growing areas in Ontario, the City of Scarborough and its Northern and Eastern neighbours provide a dynamic background for office development. Blessed with a large and varied labour force, large industrial land inventory and growing population, Scarborough is an attractive location for office development. Several major firms have located their head offices here. Many Regional and field office operations have found Scarborough's location to be an attractive one.

Canada Centre

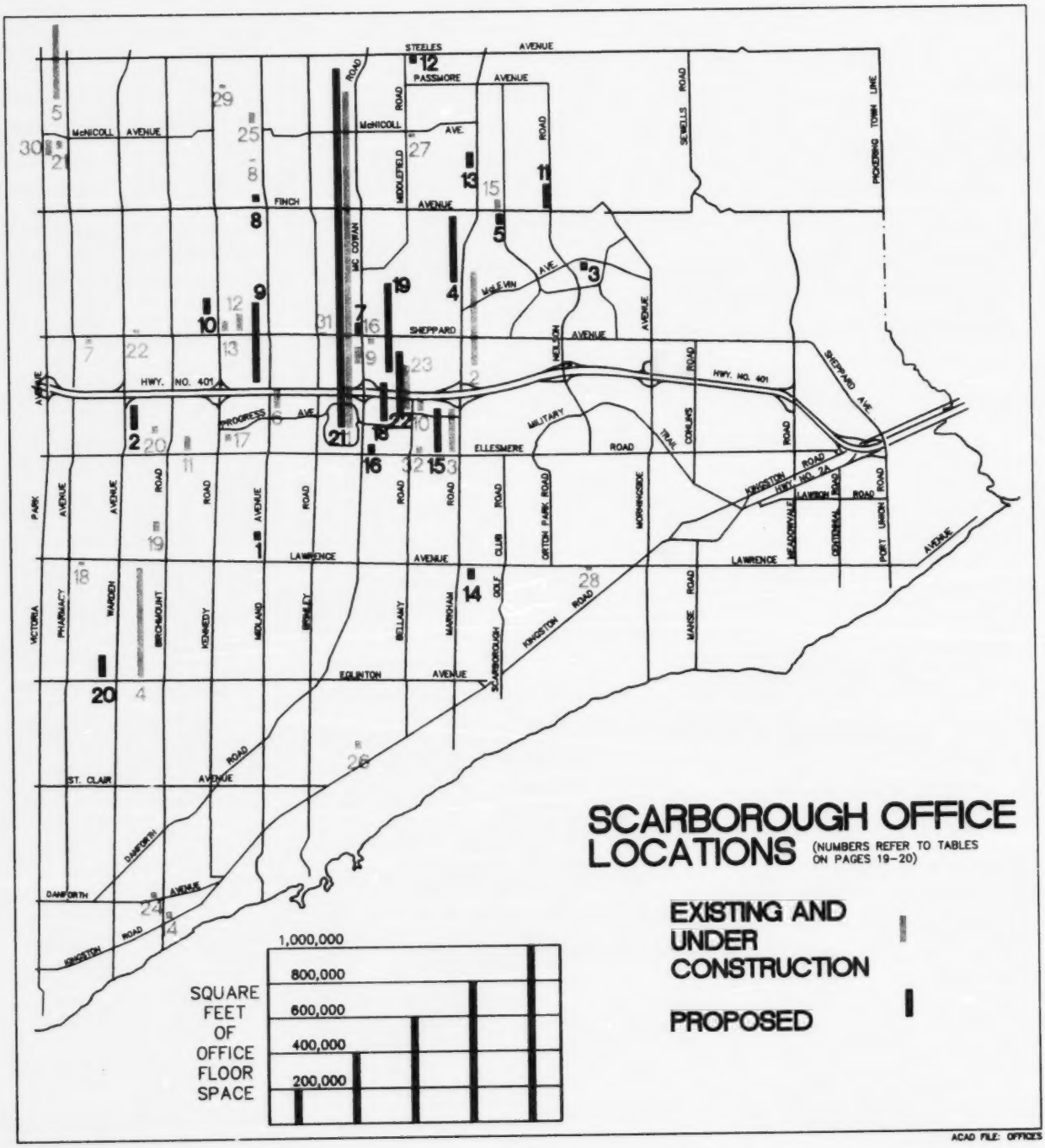
Office space is now available in a wide range of quality and price, from the most prestigious offices located in the City Centre to functional offices located in commercial plazas. This wide variety already exists and to the firm or individual that does not have to be in Downtown Toronto a Scarborough location can prove to be a viable alternative to any other place in Metro.

In time, the variety and availability of office locations will increase, and with it the benefits of being close to other businesses and individuals.

In terms of transportation, many Scarborough offices are very close to the Highway 401, while those in the City Centre have the added advantage of being connected by Rapid Transit line to the Metro Subway System. By way of R.T./Subway travel time to downtown is only 30 minutes.

In the not too distant future, many Scarborough office locations will not only enjoy the existing benefits of the easy access by car and transit, but the benefit of being part of a very significant office complex.

Scarborough offices are here now and there will be more of them in the future.


SCARBOROUGH OFFICE LOCATIONS
(NUMBERS REFER TO TABLES ON PAGES 19-20)
EXISTING AND UNDER CONSTRUCTION
PROPOSED
SQUARE FEET OF OFFICE FLOOR SPACE
1,000,000
800,000
600,000
400,000
200,000
STEELES AVENUE
PASSMORE AVENUE
McNICOLL AVENUE
FINCH AVENUE
SHEPPARD AVENUE
HWY. NO. 401
ELLESMERE ROAD
LAWRENCE AVENUE
EGLINTON AVENUE
ST. CLAIR AVENUE
DANFORTH AVENUE
KINGSTON ROAD
MILLIKEN
PICKERING TOWN LINE
ACAD FILE: OFFICES

10.0 TABLES OF SCARBOROUGH OFFICE SPACE - EXISTING, UNDER CONSTRUCTION, PROPOSED

Total existing office space: 4,613,640 sq.ft.

TABLE 1

(a) Existing - Main Centres

	Floor Space (sq.ft.)
1. The City Centre	1,920,100
2. Markham/Milner	534,270
3. Markham/Ellesmere	243,000
4. Eglinton	623,300
Total	3,320,670

TABLE 2

(b) Existing - Private

	Floor Space (sq.ft.)
5. 4100 Gordon Baker	424,100
6. 2301 Midland	107,600
7. 3251 Sheppard	25,600
8. 3390 Midland	14,000
9. 9 Channel Nine	92,970
10. 1291 Bellamy	65,000
11. 740 Ellesmere	81,000
Total	810,770

TABLE 3

(c) Existing - Competitive

	Floor Space (sq.ft.)
12. 4002 Sheppard (Ph.I)	93,500
13. 4002 Sheppard (Ph.II)	55,200
14. 1750 Kingston	37,000
15. 5620-30 Finch	50,900
16. 1751 McCowan	28,700
17. 1911 Kennedy	39,700
18. 1919 Lawrence	15,600
19. 2130 Lawrence	57,600
20. 15 Rolark	40,000
21. 1041 McNicoll (Ph.I)	43,000
22. 3410 Sheppard	21,000
Total	482,200

TABLE 4

(d) Under Construction

	Floor Space (sq.ft.)
23. 740 Progress (Private)	250,000
24. 3650 Danforth (Private)	32,000
25. 3660 Midland (Private)	57,000
26. 3090 Kingston (Competitive)	42,000
27. 3301 McNicoll (Competitive)	17,680
28. 4117 Lawrence (Competitive)	15,800
29. 3497 Kennedy (Competitive)	19,000
30. 1041 McNicoll (Competitive)	87,000
31. 4544 Sheppard (Competitive)	17,380
32. 1930 Ellesmere (Competitive)	35,000
Total	572,860

TABLE 5

(e) Proposed Buildings

	Floor Space (sq.ft.)
1. 1470 Midland	42,000
2. 1645 Warden	135,000
3. Neilson/McLevin	42,500
4. Finch/Markham	370,000
5. Finch/Tapscott	54,000
6. 4548-4550 Sheppard	—
7. 4820 Sheppard	58,000
8. Midland/Silverstar	35,000
9. Kenndy/Sufferance (Phase 1)	242,000
(Phase 2)	207,000
10. Kennedy/Sheppard	85,000
11. Finch/Neilson	132,000
12. Steeles/Middlefeild	40,000
13. 2828 Markham	85,000
14. Markham/Stevenwood	55,000
15. 1250 Markham	242,000
16. 1744-1758 Ellesmere	42,000
17. Consilium Site	—
18. 651 Progress	215,000
19. McCowan/Milner	500,000
20. 900 Warden	117,000
21. The City Centre	2,043,000
22. Progress/Bellamy	350,000
Total	5,091,500

11.0 LIST OF CONTACTS

COMPETITIVE OFFICE

Location: 55 Town Centre Court
Canada Life Centre
Owner: Canada Life Assurance Co.
Contact: Wendy White
Phone: 597-1456 (ext. 6062)

Location: 100, 200 Consilium Place
The Consilium
Owner: Prudential Insurance/Royal Trusco
Contact: Tony Hamilton, Royal LePage
Phone: 862-0611

Location: 10 Milner Business Court
East Metro Coroporate Centre
Owner: Magnolia Construction
Contact: Rick Goldberger
Phone: 299-4466

Location: 305 Milner
East Metro Corporate Centre
Owner: Magnolia Construction
Contact: Rick Goldberger
Phone: 299-4466

Location: 1530 Markham
S.P.U.C. Building
Owner: Scarborough Public
Utilities Commission
Contact: J.J. Barnicke Leasing
Phone: 863-1215

Location: 2100 Ellesmere
Owner: Magnolia Construction
Contact: Rick Goldberger
Phone: 299-4466

Scarborough Offices

Location: 1200 Ellesmere
Owner: Magnolia Construction
Contact: Rick Goldberger
Phone: 299-4466

Location: 1940 Eglinton
Volkswagon Building
Owner: Vorelco Ltd.
Contact: Rod Zidner
Phone: 751-7200

Location: 2425 Eglinton
Owner: Pilum Investments
Contact: Mr. Mayer
Phone: 757-3464

Location: 4002 Sheppard
Owner: L. Chung Development
Contact: Tony Chung
Phone: 293-9490

Location: 5620, 5630 Finch
Owner: The Sorbara Group
Contact: Mr. E. Sorbara
Phone: 783-6154

Location: 1751 McCowan
Owner: Marathon Realty
Contact: Peter Blakely
Phone: 977-1400

Location: 1911 Kennedy
Owner: Trendflooring
Contact: Mr. McMurray
Phone: 298-1400

Location: 1919 Lawrence
Owner: U.T.A. Management
Contact: Peter Vlitas
Phone: 751-9271

Location: 2130 Lawrence
Owner: Regency Investments
Contact: Ike Katz
Phone: 759-8500

Location: 15 Rolark
Owner: Rusuth Investment Ltd.
Contact: Mr. Kosick
Phone: 362-5971

Location: 1041 McNicoll
Owner: Graduate Holdings Ltd.
Contact: Samuel Sarick
Phone: 445-9920

Location: 3410 Sheppard
Owner: A.G. Simpson
Phone: 438-6650

Location: 3090 Kingston
Owner: Heathcliffe Developments Ltd.
Contact: Mr. Stricker
Phone: 495-7104

Location: 3301 McNicoll
Owner: 534614 Ontario Ltd.
Phone: 291-1613

Location: 4117 Lawrence
Owner: Magdel Investments Ltd.
Contact: Ferdinand Wagner
Phone: 698-7311

Location: 3497 Kennedy
Owner: M & R Holdings
Contact: Jeff Ross
Phone: 499-9350

Scarborough Offices

Location: 4544 Sheppard
Owner: Hemthorn Investments Corp.
Phone: 298-2800

Location: 1930 Ellesmere
Owner: Bellamy/Ellesmere Realty
Contact: Mr. M. Brykman
Phone: 499-1810

PROPOSED COMPETITIVE OFFICE

Location: 1470 Midland
Owner: Ronto Investments
Contact: Gary Silver
Phone: 591-6584

Location: 1645 Warden
Owner: Captain Developments
Contact: Harry Edwards
Phone: 298-9366

Location: Neilson/McLevin
Owner: Dr. R. Charyk
Contact: David Lam, Architect
Phone: 485-9666

Location: Finch/Markham
Owner: West Hill Redevepolment Co.
Contact: Lloyd Cherniak
Phone: 291-1955

Location: Finch/Tapscott
Owner: 651565 Ontario Ltd.
Contact: Youset Todios, Architect
Phone: 222-0612

Location: 4548-4550 Sheppard
Owner: Christakos & Sons Inv. Ltd.
Contact: James Christakos
Phone: 665-8228

Location: 4820 Sheppard
Owner: Dar-Zen Holdings
Contact: Fred Reisman
Phone: 663-6770

Location: Midland/Silver Star
Owner: K.K. Yeung Holdings
Contact: Roger Yeung
Phone: 293-3691

Location: Kennedy/Sufferance
Owner: B.G. Preeco Ltd.
Contact: John Stretpaz
Phone: 485-1913

Location: Kennedy/Sheppard
Owner: Mundet Industries Ltd.
Contact: David Stewart
Phone: 661-9290

Location: Finch/Neilson
Owner: Melford Developments Inc.
Contact: Gerry Lynch
Phone: 449-0310

Location: Steeles/Middlefield
Owner: E & L Construction
Phone: 438-3803

Location: 2828 Markham
Owner: W.W. Global Developments
Contact: Victor Wong
Phone: 865-0827

Scarborough Offices

Location:	Markham/Stevenwood
Owner:	Monteray Park Homes Ltd.
Phone:	449-4560

Location:	1250 Markham
Owner:	Flexable Investments
Contact:	Mr. H. Kohn
Phone:	363-3000

Location:	1744-1758 Ellesmere
Owner:	Fineway Properties Ltd.
Contact:	Gary Fine
Phone:	483-3016

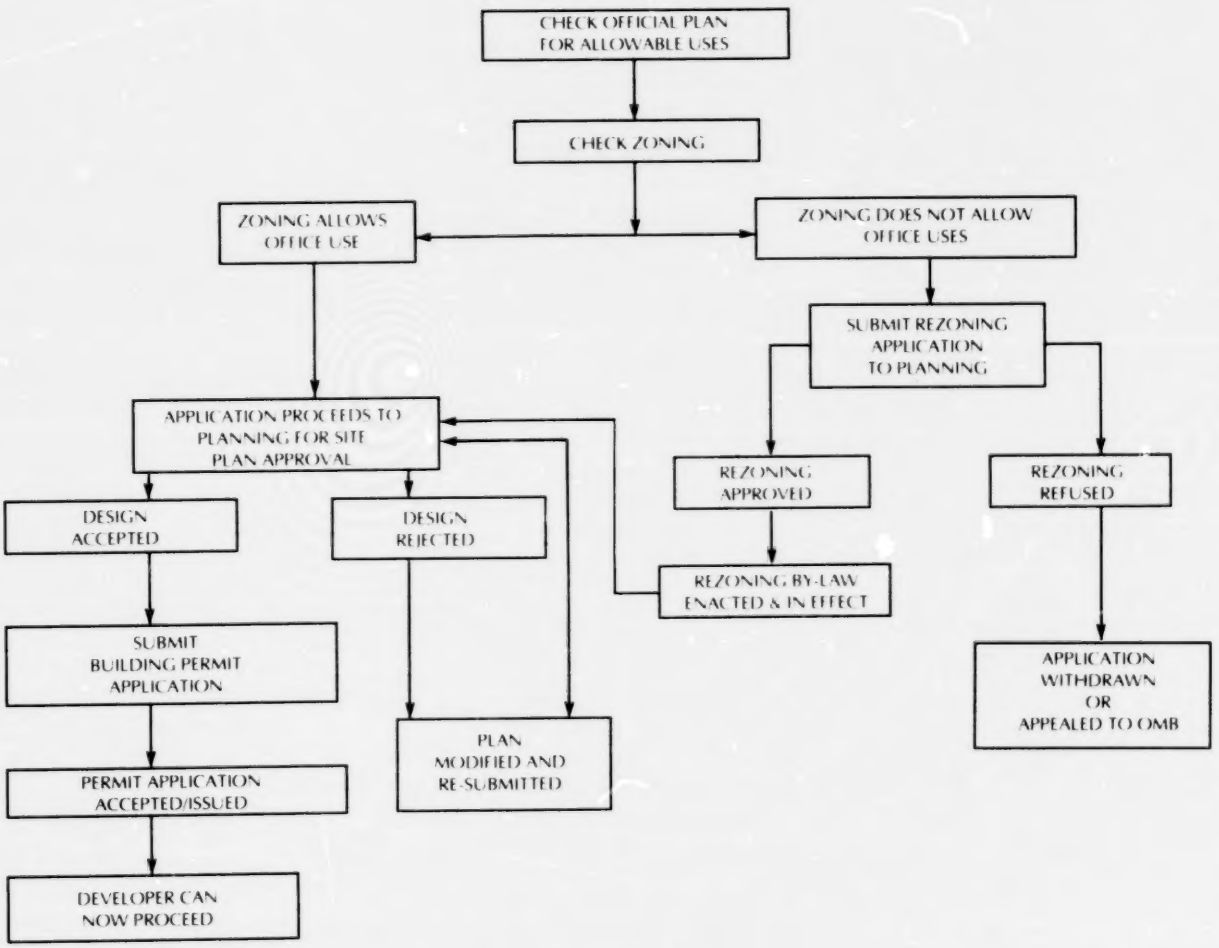
Location:	Consilium Site
Owner:	Prudential Insurance/Royal Trustco
Contact:	Tony Hamilton, Royal LePage
Phone:	862-0611

Location:	651 Progress
Owner:	A.G. Simpson
Contact:	Mr. Simpson
Phone:	438-6650

Location:	McCowan/Milner
Owner:	Queddon Hall Investments
Contact:	Peter Masson
Phnoe:	438-6370

Location:	900 Warden
	Volkswagon II
Owner:	Vorellco Ltd.
Contact:	Ron Zidner
Phone:	751-7200

PROCEDURE TO ALLOW OFFICE DEVELOPMENTS IN THE CITY OF SCARBOROUGH A BRIEF OUTLINE


CHECK OFFICIAL PLAN FOR ALLOWABLE USES
CHECK ZONING
ZONING ALLOWS OFFICE USE
ZONING DOES NOT ALLOW OFFICE USES
SUBMIT REZONING APPLICATION TO PLANNING
APPLICATION PROCEEDS TO PLANNING FOR SITE PLAN APPROVAL
REZONING APPROVED
REZONING REFUSED
DESIGN ACCEPTED
DESIGN REJECTED
REZONING BY-LAW ENACTED & IN EFFECT
SUBMIT BUILDING PERMIT APPLICATION
APPLICATION WITHDRAWN OR APPEALED TO OMB
PLAN MODIFIED AND RE-SUBMITTED
PERMIT APPLICATION ACCEPTED/ISSUED
DEVELOPER CAN NOW PROCEED